

Schedule of income producing properties as at 31 December 2021

Properties located in Hungary, Lithuania and Poland have been fair valued by Cushman and Wakefield. Properties located in Bulgaria, Croatia, Czech Republic, Hungary, Serbia and Slovakia have been fair valued by Jones Lang La Salle. All properties located in Romania have been fair valued by Colliers International.

Property name	Year opened/ acquired	Extension/ Refurbishment	Type	Location	Ownership	GLA m ²	Valuation/ Cost to date €m	Annualised Passing Rent* €m	Average rental €/ m ² / month	EPRA Occupancy**
INCOME PRODUCING PROPERTIES						2,013,700	5,636.9	389.2	16.8	96.0%
RETAIL						1,945,100	5,548.2	381.9	17.0	96.2%
1 Bonarka City Center ^	2009/2016	2020/2021	Super-Regional Mall	Poland	100%	74,700	393.2	20.3	23.2	97.2%
2 Arena Mall	2007/2017		Super-Regional Mall	Hungary	100%	65,900	300.6	19.2	24.8	98.4%
3 Mega Mall	2015	2019	Super-Regional Mall	Romania	100%	75,900	287.3	17.8	20.6	94.4%
4 Mammut Shopping Centre^^	1998-2001/2018		Regional Mall	Hungary	100%	57,400	284.3	14.4	24.1	84.5%
5 Paradise Center	2013/2017	2019/2020/2021	Super-Regional Mall	Bulgaria	100%	80,400	258.4	18.9	20.8	94.9%
6 Arena Centar And Retail Park	2010/2016/2019	2019	Super-Regional Mall	Croatia	100%	75,300	256.6	18.5	21.2	98.2%
7 City Park	2008/2013	2015/2016	Regional Mall	Romania	100%	51,900	189.3	13.0	21.3	96.2%
8 Promenada Mall	2013/2014		Lifestyle Centre	Romania	100%	39,300	179.1	12.6	27.2	98.4%
9 Focus Mall Zielona Gora	2008/2016	2021	Regional Mall	Poland	100%	44,100	174.8	7.7	18.2	81.0%
10 Aupark Kosice Mall	2011/2014		Regional Mall	Slovakia	100%	33,100	164.1	10.4	27.7	93.6%
11 Galeria Warminska	2014/2016		Regional Mall	Poland	100%	42,900	160.8	10.0	19.7	98.2%
12 Serdika Center	2010/2017		Regional Mall	Bulgaria	100%	51,700	156.9	12.3	20.1	98.9%
13 Karolinka Shopping Centre	2008/2015	2019	Regional Mall	Poland	100%	67,500	152.7	10.0	13.1	96.2%
14 Ozas Shopping and Entertainment Centre	2009/2018	2020	Regional Mall	Lithuania	100%	67,800	143.8	11.3	13.9	99.8%
15 Shopping City Sibiu	2006/2016	2019	Super-Regional Mall	Romania	100%	83,700	143.4	11.7	11.8	97.7%
16 Shopping City Timisoara	2015-2016		Regional Mall	Romania	100%	57,000	129.8	9.7	14.3	98.6%
17 Aupark Zilina	2010/2013		Regional Mall	Slovakia	100%	25,100	128.2	8.6	29.3	98.9%
18 Galeria Mlyny	2009/2018		Regional Mall	Slovakia	100%	32,500	126.3	8.3	23.2	94.3%
19 Promenada Novi Sad	2018		Regional Mall	Serbia	100%	49,200	124.5	9.9	17.4	97.5%
20 Shopping City Galati	2013	2017	Regional Mall	Romania	100%	49,200	115.3	8.9	15.1	99.2%
21 Iris Titan Shopping Center	2008/2015		Community Centre	Romania	100%	43,100	103.6	8.8	17.1	99.6%
22 Promenada Sibiu	2019		Regional Mall	Romania	100%	42,500	99.7	8.0	16.4	96.3%
23 Alfa Centrum Bialystok	2008/2017		Regional Mall	Poland	100%	37,200	92.8	6.3	15.2	94.6%
24 Shopping City Targu Mures	2020		Regional Mall	Romania	100%	40,200	90.4	6.9	14.7	99.1%
25 Forum Usti nad Labem	2009/2016	2019	Regional Mall	Czech Republic	100%	27,800	88.9	5.5	16.6	98.9%
26 Shopping City Deva	2007/2013	2015	Regional Mall	Romania	100%	50,700	86.1	7.0	11.5	100.0%
27 Braila Mall	2008/2009	2011/2012/2016/2019	Regional Mall	Romania	100%	52,900	85.6	6.8	10.9	97.5%
28 Forum Liberec Shopping Centre	2009/2016	2019/2020	Regional Mall	Czech Republic	100%	46,400	85.6	4.8	10.6	87.3%
29 Solaris Shopping Centre	2009/2015	2019	Regional Mall	Poland	100%	26,400	81.8	5.8	19.1	95.3%
30 Vulcan Value Centre	2014	2020	Community Centre	Romania	100%	25,000	72.5	4.7	15.7	100.0%
31 Pogoria Shopping Centre	2008/2015	2019	Regional Mall	Poland	100%	37,700	70.9	5.3	11.7	99.5%
32 Platan Shopping Centre	2003/2015	2018	Regional Mall	Poland	100%	39,900	70.8	5.0	10.7	95.0%
33 Aura Centrum	2005/2018		Regional Mall	Poland	100%	25,400	66.1	5.4	18.7	95.5%
34 Shopping City Buzau	2008/2014	2019/2020	Regional Mall	Romania	100%	23,700	58.1	4.3	15.3	98.4%
35 Galeria Wolomin ^^^	2016	2017	Regional Mall	Poland	90%	30,700	56.0	4.2	11.6	97.0%
36 Shopping City Satu Mare	2018		Regional Mall	Romania	100%	29,400	54.4	4.5	12.8	100.0%
37 Shopping City Piatra Neamt	2016		Regional Mall	Romania	100%	28,000	53.9	4.0	12.3	97.1%
38 Shopping City Targu Jiu	2014		Regional Mall	Romania	100%	27,200	52.9	3.9	12.0	99.3%
39 Shopping City Ramnicu Valcea	2017		Regional Mall	Romania	100%	28,200	49.3	4.2	12.5	99.5%
40 Focus Mall Piotrkow Trybunalski	2009/2016		Regional Mall	Poland	100%	35,100	44.3	4.4	10.9	94.9%
41 Aupark Shopping Center Piestany	2010/2016		Community Centre	Slovakia	100%	10,300	41.6	2.7	24.0	94.8%
42 Korzo Shopping Centrum	2010-2011/2016		Community Centre	Slovakia	100%	16,300	39.0	3.1	16.3	98.4%
43 Severin Shopping Center	2009/2013	2015/2016	Regional Mall	Romania	100%	23,200	36.7	2.8	10.2	98.5%
44 Galeria Tomaszow ^^^	2016		Regional Mall	Poland	85%	18,200	28.1	2.7	12.6	97.9%
45 Pitesti Retail Park	2007/2010	2011	Community Centre	Romania	100%	24,800	25.0	4.1	13.8	100.0%
46-52 Regional strip centres	2007-2014	2018/2019	Strip Centres	Romania	100%	30,200	44.7	3.2	8.8	100.0%
OFFICE						41,300	70.7	5.4	13.3	84.8%
53 Serdika Office	2011/2017		Office	Bulgaria	100%	28,500	52.2	4.1	13.6	89.9%
54 Aupark Kosice Tower	2012/2014		Office	Slovakia	100%	12,800	18.5	1.3	12.6	72.4%
INDUSTRIAL						27,300	18.0	1.9	5.9	97.0%
55 Rasnov Industrial Facility	2007		Industrial	Romania	100%	23,000	13.0	1.4	5.2	97.4%
56 Otopeni Warehouse	2010		Industrial	Romania	100%	4,300	5.0	0.5	9.9	95.8%

The Schedule of properties excludes joint venture property valued at €53.6 million, generating a passing rent of €4.1 million (weighted by ownership), and non-core properties held for sale with a market value of €1.8 million.

* Annualised passing rent was computed based on the contractual rents effective 31 December 2021.

** Occupancy ratio = 1 - EPRA Vacancy ratio

^ Auchan, a major tenant, owns their premises of 20,600m². Total GLA of the property including this premises is 95,000m².

^^ The centre offers 61,200m² of total GLA, out of which 57,400m² owned by the Group.

^^^ The Group holds 90% interest in Galeria Wolomin and 85% in Galeria Tomaszow. Galeria Wolomin and Galeria Tomaszow are accounted for at 100% in the IFRS financial statements and a corresponding 10% and 15% non-controlling interest is included in Equity.

Schedule of developments as at 31 December 2021

	Type	Location	Ownership	GLA of existing property m ²	GLA of development m ²	Valuation/ Cost to date €m
TOTAL DEVELOPMENTS AND LAND BANK				114,000	172,900	171
RETAIL DEVELOPMENTS UNDER CONSTRUCTION				114,000	115,200	94
8	Promenada Mall	Romania	100%	39,300	58,400	42
57	Promenada Craiova	Romania	100%	-	52,300	52
1	Bonarka City Center	Poland	100%	74,700	4,500	-
DEVELOPMENTS UNDER PERMITTING AND PRE-LEASING*				-	57,700	26
58	Promenada Plovdiv	Bulgaria	100%	-	57,700	26
Land held for developments						51
	Type	Location	Ownership		GSA [^] of development m ²	Valuation/ Cost to date €m
RESIDENTIAL DEVELOPMENTS UNDER CONSTRUCTION (INVENTORY PROPERTY)					18,300	9
	Vulcan Residence	Romania	100%		18,300 ^{^^}	9

The Schedule of developments excludes land held for developments related to joint ventures valued at €0.7 million (weighted by ownership).

* Amounts included in this schedule are estimates and may vary according to permitting, pre-leasing and final configuration of the completed development projects.

[^] GSA - Gross sellable area.

^{^^} GSA of 18,300m² representing 252 apartments (parking bays not included).